Page 1: DRC Plat - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department		
Case Number		
Date of complete submittal		
NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT		
Property Owner's Name	BANK OF AMERICA % CORP REAL ESTATE ASSMT	
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.	
Address, City, State, Zip	101 N. TRYON ST., CHARLOTTE, NC 28246-0100	
E-mail Address	JMPROP @ BELLSOUTH. NET	
Phone Number	(954) 565 - 5999	
Proof of Ownership	Warranty Deed or	
NOTE: If AGENT is to represent OWNER, notarized letter of consent is required		
Applicant / Agent's Name	PULICE LAND SURVEYORS / JANE STORMS	
Applicant / Agent's Signature		
Address, City, State, Zip	5381 NOB HILL RD, SUNRISE, FL 33351	
E-mail Address	JANE @ PULICELANDSURVEYORS. COM	
Phone Number	(954) 572-1777	
Letter of Consent Submitted	YES	
Development / Project Name	t/Project Name JM - CYPRESS CREEK	
Development / Project Address	Existing: 888 W. CYPRESS CREEK RD. New: TBD	
Legal Description	200 W. 217/1223 412274 115. 1150	
	SEE ATTACHED	
Tax ID Folio Numbers (For all parcels in development)	4942 1000 0443 AND 4942 1000 0442	
Request / Description of Project		
Applicable ULDR Sections	47-24.5	
Total Estimated Cost of Brainst	\$ (Including land costs)	
Total Estimated Cost of Project	\$ (Including land costs)	
Land Use Designation	EMPLOYMENT CENTER	
Current Zoning Designation	B-1, BOULEVARD BUSINESS	
Current Use of Property	PARKING LOT	
Number of Residential Units	NONE	
Non-Residential SF (and Type)	NONE	
Total Bidg. SF (include structured parking)	NONE	
Site Adjacent to Waterway	[☐] Yes [☑] No	
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	48, 644 sq.ft./1.1167 acres	SAME
Lot Density	is, bit still the water	
Lot Width	195'x 265'+/-	SAME
and things	114 % 244 /-	77112

Updated: 2/25/2013 DRC_PlatApp



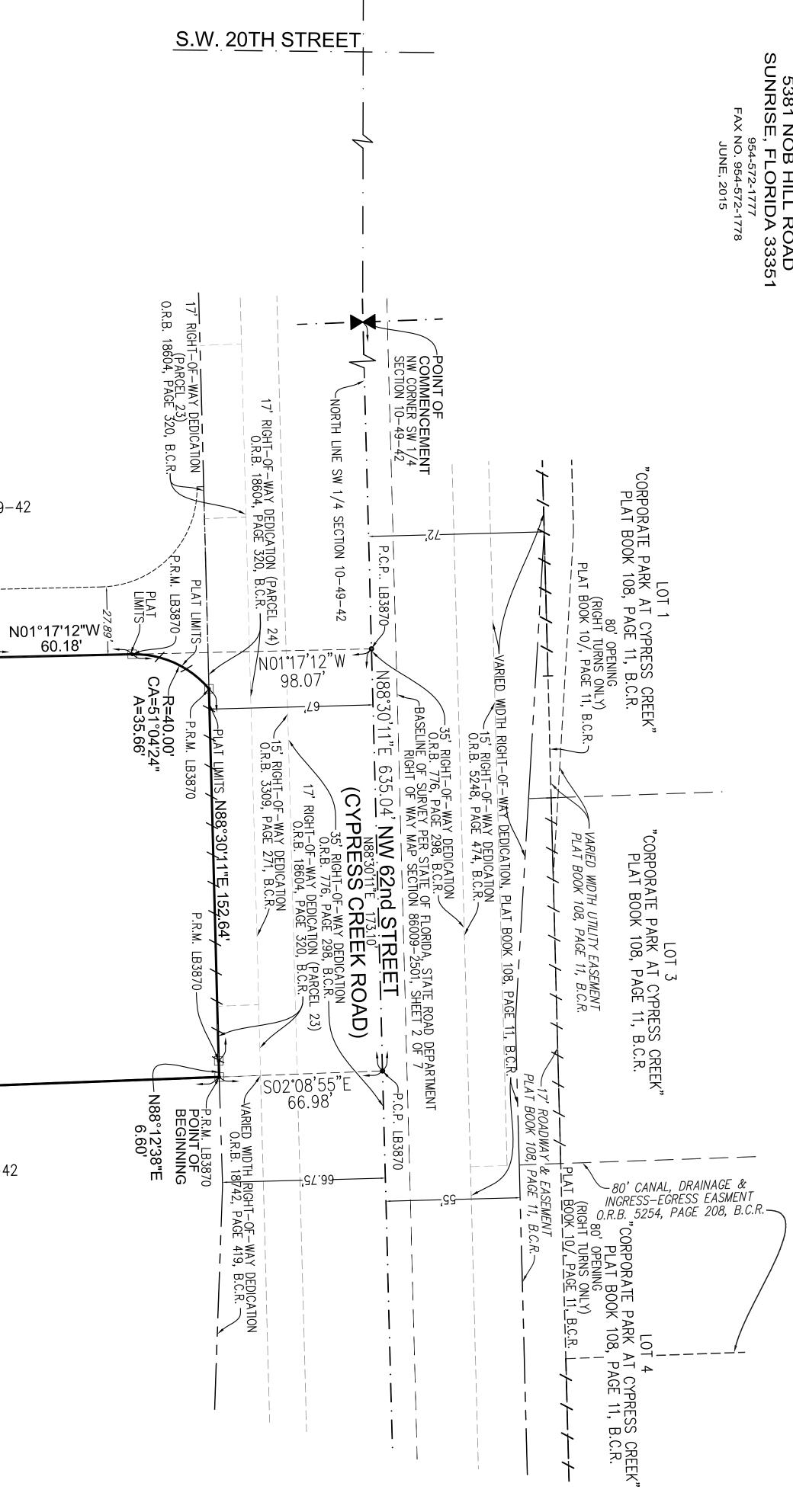
PLAT BOOK

SHEET 2 OF

2 SHEETS

PAGE

SUBDIVISION OF A **PORTION** QF OF FORT NORTHWES TON 10, AUDERDALE, TOWNSHIP 49 BROWARD ER (NW 1/4) COUNTY **FLORIDA** SOU-THWEST E-QUARTER (SW 1/4) OF



B.C.R. 0.R.B. CA В \mathcal{D} Θ .C.P. DENOTES: DENOTES: DENOTES: DENOTES: DENOTES: PERMANENT CONTROL POINT (MAGNAIL & 2" BRASS WASHER STAMPED "P.C.P. LB3870"OTHERWISE NOTED) DENOTES: PERMANENT REFERENCE MONUMENT (4"X4"X24") CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED). DENOTES: DENOTES: DENOTES: DENOTES: RADIUS OFFICIAL RECORDS BOOK LICENSED BUSINESS CENTRAL ANGLE BROWARD NON-VEHICULAR CENTERLINE ARC LENGTH COUNTY ACCESS LINE RECORDS

LEGEND: P.R.M. ©

SURVEYOR'S NOTES:

THIS PLAT IS RESTRICTED TO 8,000 SQUARE FEET OF COMMERCIAL USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST RIGHT-OF-WAY LINE OF RIVERLAND ROAD BEING NO1.35'04"W.

2)

3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _______, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _______, 20___, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME

8)

PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4

GRAPHIC SCALE 60'

P.R.M.

~VARIED WIDTH ACCESS INSTRUMENT NO.____

N01°30'20"W

PARCEL "A"
"SIXTEEN SIX TWO"
PLAT BOOK 148, PAGE 47,

B.C.R.

SOUTHERN BELL & FLORIDA POWER & PLAT BOOK 148, PAGE

& LIGHT AERIAL 47, B.C.R.

IENT

-P.R.M.

LB3870

ACREAGE PORTION OF SW 1/4 SECTION 10-49-42

LB3870

./LB3870 /PLAT LIMITS /PLAT LIMITS /A3 23'E

S02°08'55"E 264.65'

ACREAGE
PORTION OF SW 1/4 SECTION 10-49-42

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLANNING FILE ON



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: July 14, 2015

Bank of America / JM - Cypress Creek

Project Name:

Case Number: PL15006

Plat Review: JM - Cypress Creek Plat

Request:

Location: 888 NW 62nd Street

Example 2 Zoning: Boulevard Business (B-1)

Employment Center

Land Use:

Project Planner: Karlanne Grant



Division: AIRPORT **Member:** Carlton Harrison <u>charrison@fortlauderdale.gov</u> 954-828-4976

Case Number: PL15006_Airport

GENERAL COMMENTS:

1. Location is in close proximity to Fort Lauderdale Executive Airport. Future development may be subject building height restrictions.



Division: ENGINEERING
Member: Alex Scheffer
ascheffer@fortlauderdale.gov
954-828-5123

Case Number: PL15006

CASE COMMENTS:

Please provide a response to each of the following comments:

- 1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
- 2. Indicate/discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.
- 3. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Hearing.
- 4. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
- 5. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
- 6. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or awwad@fortlauderdale.gov.
- 7. Right-of-Way dedication required per ULDR Section 47-25.2.M.5: 11' Right-of-Way dedication along south side of N.W. 62nd Street (W. Cypress Creek Road), to complete half of 156' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map).
- 8. Discuss status of parking agreement or situation between and with adjacent properties.

Division: ENGINEERING Member: Alex Scheffer ascheffer@fortlauderdale.gov 954-828-5123

9. Additional comments may be forthcoming at the meeting.



Division: URBAN DESIGN & PLANNING

Member: Karlanne Grant

954-828-6162

Case Number: PL15006

CASE COMMENTS:

Please provide a response to the following:

Comments:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: http://www.fortlauderdale.gov/neighborhoods/index.htm).
- 2) The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and recommendation by the Planning and Zoning Board ("PZB") and approval by the City Commission. A separate application and fee is required for PZB review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City's Clerk's office requires a 48 hour-notice prior to a Commission meeting if a computer presentation is planned, i.e. PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the Case Planner, Karlanne Grant for more information at 954-828-6162.
- 4) Indicate the project's compliance with **ULDR Section 47-25.2**, **Adequacy Requirements**, by providing a point-by-point narrative response, on letterhead, with date and author indicated.
- 5) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to the Planning and Zoning Board submittal.
- 6) Please contact Evangeline G. Kalus, Development Management and Environmental Review Section Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff written response from the County.
- Discuss any right-of-way requirements with the City's Engineering Design Manager, Alex Scheffer at 954-828-5123.
- 8) Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
- 9) This plat is not subject to park impact fees, based on the proposed non-residential development.
- 10) No final plat of any subdivision shall be approved unless the subdivider shall file with the City, a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

Division: TRANSPORTATION & MOBILITY **Member:** Eric Houston

ehouston@fortlauderdale.gov

954-828-5216

Case Number: PL15006

CASE COMMENTS:

- 1. Coordinate with Transportation and Mobility Department regarding obtaining a new shared use parking agreement between the two sites as needed.
- 2. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
- 3. Additional comments may be provided upon further review.
- 4. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

- 1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
- 2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

